COMMERCIAL ELEMENT

BACKGROUND AND ISSUES

The Torrey Pines community planning area contains approximately 26 acres of land designated for commercial development. Although these figures appear to be very low, unmet needs within the community are provided by commercial centers in adjacent areas including Del Mar and Carmel Valley.

There are four areas within Torrey Pines that are designated for commercial development (see **Figure 14**) including: I) a 12-acre shopping center at the north-west comer of I-5 and Del Mar Heights Road; 2) an approximately ten-acre area at the northern end of the community just south of Via De La Valle; 3) a 2.96-acre shopping center located at the northwest corner of I-5 and Carmel Valley Road, and; 4) a small commercial area located on lots fronting Carmel Valley Road, between Via Donada and just north of Via Aprilia.

Some of the issues associated with commercial development within the Torrey Pines community planning area, particularly within the Del Mar Terrace Neighborhood, include traffic, noise and visual impacts to adjacent residential development, encroachment into adjacent environmentally sensitive areas, lack of parking, and ingress and egress problems.

GOALS

1. Provide conveniently located and well-designed commercial development that adequately serves the needs of the community. Commercial development should be easily accessed by, and attractive to pedestrians.

2. Encourage commercial uses that operate without adversely impacting surrounding residential neighborhoods.

3. Prohibit the encroachment of commercial development into areas other than those designated commercial, especially into residential, open space and environmentally sensitive areas.

4. Mixed-use developments should be encouraged in commercial zones. Apartments over retail or office uses could help Torrey Pines meet its fair share of affordable housing goals.

POLICIES

1. Runoff and pollution control measures required by federal, state, county or City regulations should be installed and maintained by the property owner in all commercial developments.

2. Commercial development within predominantly residential neighborhoods shall be designed to minimize or eliminate traffic, noise, parking and visual impacts to residents.

3. All commercial development shall be processed through the Planned Commercial Development (PCD) Permit procedure and shall be consistent with the design guidelines contained in this element.

4. All required parking for commercial development shall be accommodated on site, no on-street parking shall be used to satisfy parking requirements.

SPECIFIC PROPOSALS

Commercial Areas

Shopping Center at I-5 and Del Mar Heights Road

Infill commercial development within this center shall not result in a reduction of parking below those levels adequate to provide ample parking for tenant businesses and shall not be allowed to impact vehicle access or on-street parking.

Ingress/egress to Del Mar Heights Road from this center, and from Mango Road, should be improved during improvement either to the center or Del Mar Heights Road. Current ingress/egress conditions include difficult and confusing pedestrian crossing, congestion, and elevation differences between the shopping center entrance, Mango Road and Del Mar Heights Road. These elevations differences have caused difficulties for larger delivery trucks, in some cases "bottoming out" or becoming "high centered."

Commercial Area Southwest of Del Mar Heights Road/l-5 Intersection

This four-acre area should be maintained for visitor-serving commercial recreation facilities (long and short-term rental facilities, accessory uses) consistent with the site's proximity to single-family development, visibility from I-5 and location at the entrance of the community.

Commercial Area South of Via De La Valle

This ten-acre area, which includes a hotel, gas station and restaurant, should be maintained for commercial recreational development. Because most of this area is within the 100-year floodplain, and adjacent to the San Dieguito River Valley and Lagoon, new development in this area shall not be allowed unless it can be shown that:

1. Disturbance to environmentally sensitive areas will be minimized or eliminated.

2. Increase flood flow velocities will not occur.

3. Areas not in the floodplain to be filled will not function as significant silt deposition areas.

4. Any loss or degradation of existing wildlife habitat areas will be completely mitigated.

5. Increases in runoff and sediment will be mitigated.

6. There will be no adverse water quality impacts to adjacent or downstream wetland areas.

7. The development meets the specific development standards included in **Appendix E**.

In addition, there is a 14-acre parcel abutting this developed area to the south, which includes a small visitor-serving RV park and a recreational complex including tennis courts, miniature golf, a driving range pro-shop and clubhouse facilities and parking lots. This area should be maintained for these types of less intensive commercial recreation uses and designated Commercial Recreation up to the paved sidewalk north of the driving range. Because this entire area is within the 100-year floodplain and immediately adjacent to the San Dieguito River Valley and Lagoon, new development in this area shall be allowed only if such development is consistent with uses allowed pursuant to the A-1-10 Zone and other existing zoning, is capable of withstanding periodic flooding, and does not require the construction of off-site flood protective works. Any development of this parcel shall be consistent with the requirements for the San Dieguito Lagoon and River Valley stated in the **Resource Management and Open Space Element** of this document.

Carmel Valley Commercial Center

This 2.96-acre area shall be developed with a mix of commercial uses under an existing approved Planned Commercial Development Permit. Development of this area, as required by the PCD, shall include mitigating measures including:
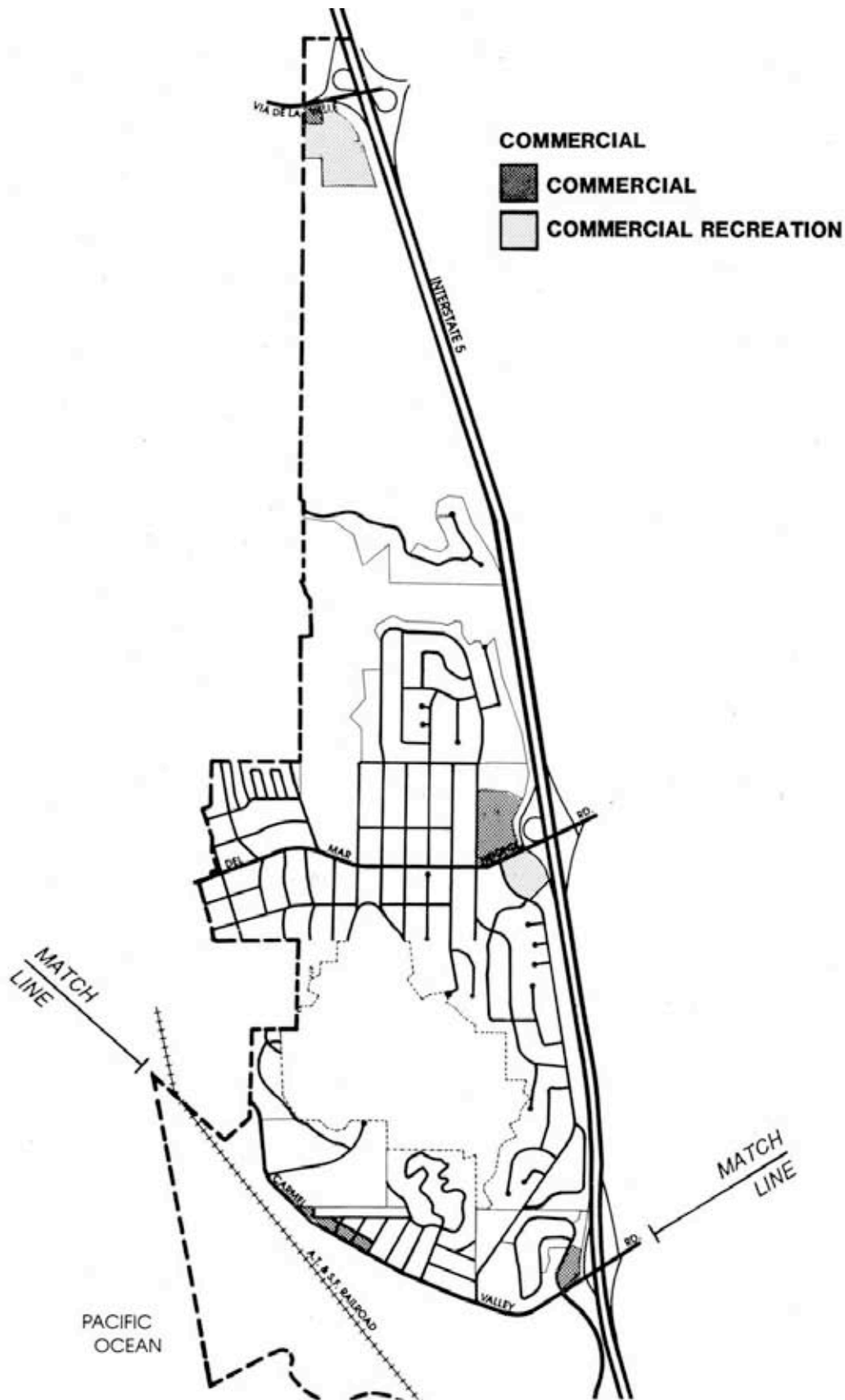
1. The landscaping program shall be of sufficient quality and quantity to completely screen the large crib wall from view in all directions.

2. Erosion control measures shall be implemented in order to mitigate potential urban runoff impacts.

3. Pollution control measures to prevent contaminated runoff from reaching the Los Peñasquitos Lagoon wetlands and Carmel Valley Creek shall be implemented.

<u>**Design Guidelines**</u>

Carmel Valley Road Neighborhood Commercial Design Guidelines

The development of commercial uses within this area, because of its location within the residential neighborhood of Del Mar Terrace, shall be designed to mitigate all potential impacts including traffic, parking, noise, pollution, runoff, etc.

Only those lots that front directly on Carmel Valley Road, between Via Donada and just north of Via Aprilia are designated for neighborhood commercial development. Expansion of commercial use on properties other than those designated shall be prohibited.

COMMERCIAL

■ COMMERCIAL

□ COMMERCIAL RECREATION

VIA DE LA VALLE

INTERSTATE 5

DEL MAR

MATCH LINE

MATCH LINE

CARMEL

A.T. & S.F. RAILROAD

VALLEY

RD.

PACIFIC OCEAN

Commercial Land Use Plan
Torrey Pines Community Plan

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FIGURE

Those areas designated commercial along Carmel Valley Road may be redeveloped to neighborhood commercial uses through the Planned Commercial Development (PCD) permit process. The PCD process should address and implement the following commercial development design guidelines.

Commercial Development Design Guidelines

Although the design guidelines listed below apply particularly to the neighborhood commercial area located along Carmel Valley Road, most can also be applied to the other designated commercial areas within the Torrey Pines planning area. Specific design guidelines for the other commercial areas within Torrey Pines can be found under the individual commercial policy discussions.

1. Bulk and scale of new commercial development along Carmel Valley Road shall be low-scale and of similar height to buildings and homes in the existing area.

2. Activity areas (e.g., areas that generate noise, foot traffic, parking lots, etc.) of commercial projects shall be oriented away from residents, towards Carmel Valley Road.

3. Noise, light, odors or any other potential effects of or emissions from commercial development shall not emanate beyond the commercial property into residential areas.

4. New commercial development shall be designed to accommodate the worst case parking scenario unless well served by public transit. The use of on-street parking shall not be considered to calculate parking requirements.

5. Erosion/sedimentation control measures shall be implemented to prevent runoff into the Los Peñasquitos and San Dieguito Lagoon.

6. The rear portions of commercial development that face residential areas should be designed (use of heavy landscaping, design elements, etc.) to mimic the continuation of a residential neighborhood.

7. A neighborhood association composed of residents and business owners should be formed to resolve existing problems in the neighborhood including:

   a. Coordination, timing, access and location of delivery trucks.

   b. Provision of adequate off-street parking.

   c. Litter, noise and traffic control.

ACTION PLAN

Implementation Measures	Timing	Responsibility for Implementation	Source of Funding
Require Planned Commercial development Permits for new commercial development (until Zoning Code Update is complete).	Until update to the City's Zoning Code is complete	Planning Department	Application Fees
Prohibit commercial development or encroachment into residential neighborhoods.	With adoption of this Community Plan	Planning Department	Planning Department
Provide erosion control and prevent runoff from commercial development into adjacent lagoons and wetlands.	Add as condition at time of PCD approval	Planning Department, Engineering & Development Department	Applicant
Provide adequate off-street parking for new commercial development.	Require at time of project approval	Planning Department	Applicant
Eliminate impacts of new commercial development on existing adjacent residential neighborhoods.	Through project review and implementation of design guidelines	Planning Department	Planning Department, Applicant